



1 The Stables

Bosbury, Ledbury, HR8 1HE

Andrew Grant



THE STABLES

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 **2 Bedrooms**  **1 Reception**  **1 Bathroom**

Freehold / 988 sq. ft.

KEY FEATURES:

- Beautiful stable conversion finished to a high standard
- Open-plan living dining kitchen
- Stylish fitted kitchen
- Cloakroom
- Two spacious double bedrooms
- Contemporary bathroom
- Garden
- Covered parking for two cars

An exceptional stable conversion, finished to an extremely high standard throughout, encompassed by stunning Herefordshire countryside.

This wonderful home, with its beautiful interiors is turnkey ready. The ground floor is open plan featuring a bright and spacious living dining kitchen, enhanced by some lovely finishing touches such as a contemporary log burner and travertine flooring with electric underfloor heating. A convenient cloakroom situated adjacent to the entrance completes the ground floor.

Upstairs, a galleried landing with a glass balustrade awaits providing access to the modern family bathroom and two generously sized double bedrooms.

Outside, there is covered parking for two cars and a pretty garden at the front.



Situation

Nestled in the heart of Herefordshire, Bosbury is a highly sought-after village. This charming village is approximately 1.8 miles away from the property and boasts a wealth of amenities, including farm shops, vibrant farmers' markets, a delightful pub and a tennis and bowls club. Families will appreciate the excellent educational facilities in the area including a popular primary school found within the village, making Bosbury an ideal haven for those seeking a family-friendly locale.

Embraced by rolling hills and sprawling open fields, the local vicinity is a haven of natural beauty, offering an array of outdoor recreational opportunities including footpaths that wind through the nearby countryside.

Moreover, Bosbury ensures convenient access to essential amenities and services. The neighbouring market town of Ledbury beckons with its diverse selection of shops, quaint boutiques, inviting cafes, and exquisite restaurants, all conveniently located within a short distance, guaranteeing residents a wealth of options at their fingertips.

Bosbury enjoys an advantageous proximity to the larger cities of Hereford and Worcester, easily reachable by both car and public transportation.

Description

A shared gravel driveway leads to the parking area, where the property boasts two covered parking spaces for its exclusive use.

Approaching 1 The Stables, a gravel pathway with steps guides you through a private front garden. This garden features a lawn and an array of colourful planting and shrubbery to the raised beds. Immediately adjacent to the property, there is a gravelled area ideal for al fresco dining.

Upon entering through French doors, you will discover an open-plan layout. This layout features an entrance hallway leading to the living, dining and kitchen areas. The hallway is well lit by three Velux windows above.

The living and dining areas are incredibly spacious and offer dual aspect windows, including a stunning large arched window that floods the space with ample natural light. Throughout the ground floor, you will find travertine flooring with electric underfloor heating. The focal point of the room is a stunning feature log-burner. Additionally, there is a bespoke fitted shelving unit with cupboards beneath and a feature wall with a modern bio ethanol fireplace inset.





Continuing through to the kitchen, you will discover a beautiful and stylish fitted kitchen equipped with Bosch appliances including a built-in oven, an induction hob, a tall fridge/freezer and a washing machine under counter. The kitchen features grey shaker-style base units with worktops that incorporate a sink with a mixer tap set in front of a window providing pleasant views.





Adjacent to the entrance, there is a staircase with a beautiful wood and glass balustrade that ascends to the first floor and extends along the galleried landing. There is also a door leading to the kitchen, enhancing the flow, as well as additional doors providing access to the useful under stairs storage cupboard and a handy cloakroom comprising a low-level WC and washbasin.



First floor

As you ascend the staircase, a stylish galleried landing awaits granting access to the bedrooms and bathroom.

Both bedrooms are generously sized double rooms with modern fitted wardrobes and Velux windows.





The bathroom boasts a contemporary design and comprises a low-level WC, a washbasin and a bathtub with a shower. There is tiling on the walls and a Velux window illuminating the room.

Agents note

All residents within the development share the responsibility for maintaining the communal gravel driveway and parking areas. There is a resident's fee of £250 per annum.

Services

To be confirmed.

There is electric underfloor heating, a log burner and a bio ethanol fireplace.

Council tax band - D.



The Stables, Bosbury, Ledbury, HR8

Approximate Area = 951 sq ft / 88.3 sq m

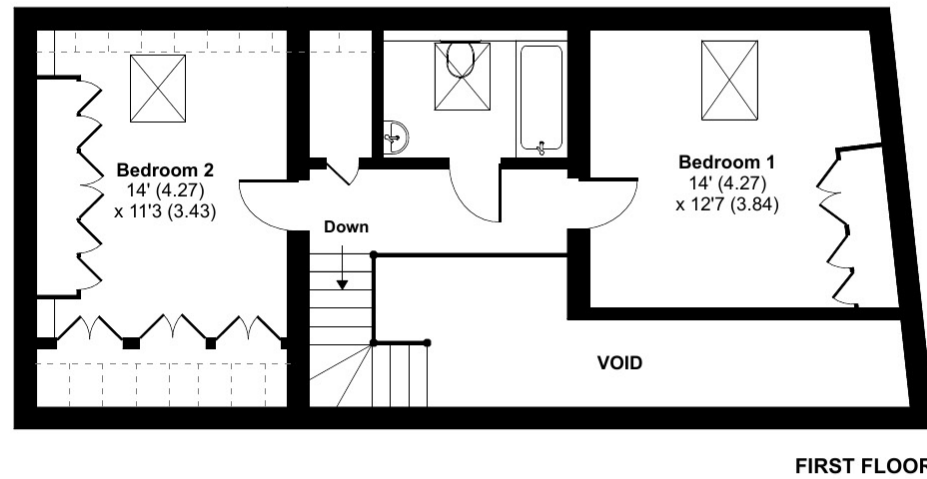
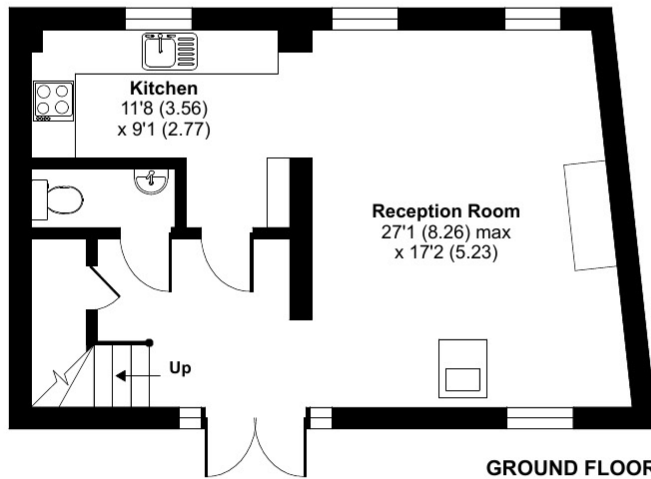
Limited Use Area(s) = 37 sq ft / 3.4 sq m

Total = 988 sq ft / 91.8 sq m

For identification only - Not to scale



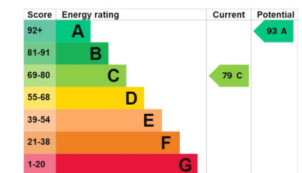
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Andrew Grant. REF: 1036563



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